

FLAT 2, TITHEBARN STREET,
KESWICK

Edwin
Thompson



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Flat 2, Tithebarn Street, KESWICK, Cumbria, CA12 5ED

Brief Résumé

Fabulous location, situated in the heart of Keswick town. The Getaway is a generously proportioned two bedroomed first floor apartment. Perfect as a Lake District retreat, permanent home or a holiday letting apartment. Must be viewed internally.

Description

Situated in the heart of the town, the property is within easy walking distance of all the shops, cafes, restaurants and pubs that Keswick has to offer. Derwentwater Lake and the Famous Theatre by the Lake are a short stroll away and the Bus terminal is on the doorstep to access all the Lake District National Park hotspots.

Flat 2 is well laid out with spacious living accommodation and wonderfully presented. As you approach the property, the entrance is to the side of The Herdy shop. The front door enters a small vestibule with space to hang coats and a staircase to the first floor. The landing gives access to all rooms and is full of natural light coming from a large Velux to the roof. Straight ahead you are greeted with a great sized open plan kitchen/dining/living room. The kitchen

area is contemporary in style and has a full range of wall and base units with fully integrated appliances. There is a seating area that divides the kitchen to the lounge. The lounge has two large windows looking to the front aspect with views of the fells and flooded with natural light.

Return to the landing and a modern shower room can be found with large walk-in shower. Bedroom one is to the end of the landing, this room is a double bedroom with dual aspect windows with fell views and a large storage cupboard. Bedroom two is a small double or good size single with a window to the front aspect.

Accommodation:

Entrance Vestibule

Entrance door. Space to hang coats. Staircase to first floor.

Landing

Access to all rooms. Velux to roof. Loft access. Electric programmable heater. Airing cupboard housing hot water tank.

Open Plan Living Room/Dining Area

Two windows looking to the front aspect with fell views. Wood flooring. Two Electric programmable heaters. Open to:

Kitchen

Full range of wall, drawer and base units with contrasting work tops and tile splashbacks. One and a half bowl sink and drainer. Integrated electric oven and hob with extractor above. Integrated fridge/freezer, slimline dishwasher and washer/dryer machine. Wood floor. Window to the front aspect. Dining table with chairs.

Bedroom One

Large double bedroom. Dual aspect windows with views. Electric slimline heater. Storage cupboard.

Bedroom Two

Small double or large single. Window to front aspect. Electric heater.

Shower Room

Large walk-in shower. WC. Wash hand basin. Ladder style radiator. Tiled to floor and walls. Recess lighting. Window.



Services

Mains electricity, water and drainage connected. Heating provided by electric heaters in each room. Hot water tank located in the airing cupboard on the landing.

Tenure

Leasehold held on a 250 year lease from 1 January 2022. Buildings insurance is organised by the freeholder and apportioned to each property.

Council Tax

Edwin Thompson is advised by our client and identifies the property to be within “Band C”. The Cumberland Council website quotes the total council tax for 2024/25 as £2124.34.

Agents Notes

This property has been run as a successful holiday let. Pets allowed.

Offers

All offers should be made to the Agents, Edwin Thompson Property Services Limited.



Mobile phone and Broadband services

CA12 5ED		Mobile Signal			
		Voice	3G	4G	5G
Three	Indoor	✓	✗	✓	✗
	Outdoor	✓	✗	✓	✗
Vodafone	Indoor	✓	✗	✓	✓
	Outdoor	✓	✗	✓	✓
O2	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
EE	Indoor	✓	✗	✓	✓
	Outdoor	✓	✗	✓	✓

✓ Good Coverage ⚠ You may experience problems ✗ No coverage
5G ✗ Not yet available in this area

*Information provided by the signalchecker.co.uk website

Viewing

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.



CA12 5ED		Broadband
FTTH/FTTP		✓
Ultrafast Broadband (>=100 Mbps)		✓
Superfast Broadband (>24 Mbps)		✓
Fibre (FTTC or FTTH or Cable or G.Fast)		✓
Wireless		✓
LLU		✓
ADSL2+		✓
ADSL		✓

Average in CA12 5ED in the last 12 months:

⬇ Download: 33.4 Mbps

⬆ Upload: 5.1 Mbps

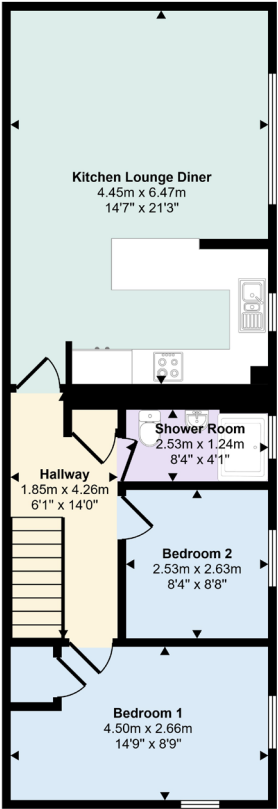
*Information provided by the thinkbroadband.com website.

REF: K2965317





Approx Gross Internal Area
61 sq m / 661 sq ft



Floorplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64
39-54	E	43	
21-38	F		
1-20	G		